

ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0048 (GMCV LLC, DBA G's Liquor) Z.A.P. DATE: June 6, 2017

ADDRESS: 1800 Scofield Ridge Parkway, Ste. C

DISTRICT: 7

OWNER/APPLICANT: GMCV, LLC (George Faddoul)

AGENT: Lenworth Consulting, LLC (Nash Gonzales)

ZONING FROM: GR TO: CS-1

AREA: 0.0367 acres
(1,599.82 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CS-1 (Commercial Liquor Sales) zoning district.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/06/17: Close the public hearing (10-0, D. Breithaupt-absent); B. Evans-1st, S. Trinh-2nd.

Approved staff's recommendation of CS-1 zoning (6-2-2, D. King and J. Duncan-No, A. Denkler and Y. Flores-abstain, D. Breithaupt-absent)

DEPARTMENT COMMENTS:

The property in question is currently an undeveloped tract of land located at the western intersection of West Howard Lane and Scofield Ridge Parkway. The lots to the north, across W. Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. There is a Limited Warehousing and Distribution use (Fed Ex Distribution Center) to the west. To the south, across Scofield Ridge Parkway, is a single family residential neighborhood. The applicant is asking to rezone the property to CS-1 to develop a liquor store use in a suite within a planned commercial retail center (Scofield Retail Center).

The staff supports the rezoning request because the site meets the intent of the CS-1 district as it is located along an identified activity corridor, Howard Lane. The applicant is proposing to rezone a footprint area that will be a suite located within a future retail shopping center at the intersection of an arterial roadway, Scofield Ridge Parkway and a collector roadway, W. Howard Lane. The site under consideration is surrounded by GR zoning and is located adjacent to commercial and industrial uses to the north and west. The proposed zoning will allow for the development of commercial uses that will provide services for the residential development to the south.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR	Undeveloped
<i>North</i>	County	Industrial/Office/Warehouse
<i>South</i>	SF-6	Single Family Residences
<i>East</i>	County	Undeveloped
<i>West</i>	LI-CO	Limited Warehousing and Distribution (Fed Ex Distribution Center)

AREA STUDY: N/A

TIA: Deferred

WATERSHED: Little Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Ridge at Scofield Homeowners Association
 Scofield Phase VIII Residential Owners Association Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 Wells Branch Neighborhood Association

SCHOOLS: (Pflugerville I. S.D.)

Parmer Lane Elementary
 Westview Middle School
 Connally High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-01-0049 (Scofield Ridge Condominiums: 1900-2000 Scofield Ridge Parkway)	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7-0, Ortiz, Robertson-absent) Vrudhula-1 st , Cravey-2 nd	7/19/01 : Approved SF-6 on all 3 readings (6-0)
C14-00-2206	SF-6	Approved SF-6-CO (8-0, consent)	Approved SF-6-CO, with conditions (7-0, all 3 readings)
C14-95-0182	LI : TR 1= 32 acres GR :TR 2= 1.621 acres SF-6: TR 3= 66.11 acres	Approved LI, GR, SF-6	Approved LI-CO for Tract 1, GR for Tract 2 and SF-6 for Tract 3 (7-0)

C14-93-0068	SF-6 : 47.191 acres MF-1 : 1.347 acres SF-6 : 2.098 acres	Approved SF-6-CO, MF-1, RR	Approved SF-6-CO, MF-1, RR (6-0, 2 nd /3 rd readings)
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RELATED CASES: SP-2015-0535C - Site Plan Case (Scofield Retail Center)
C14-95-0182 - Previous Zoning Case

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Scofield Ridge Parkway	120 ft.	24 ft. (divided)	Arterial	Yes, one side	Yes, bike lane	No
Howard Lane (ETJ)	85 ft.	40 ft.	Collector	No	No	No

CITY COUNCIL DATE: August 3, 2017

ACTION:

ORDINANCE READINGS: 1st

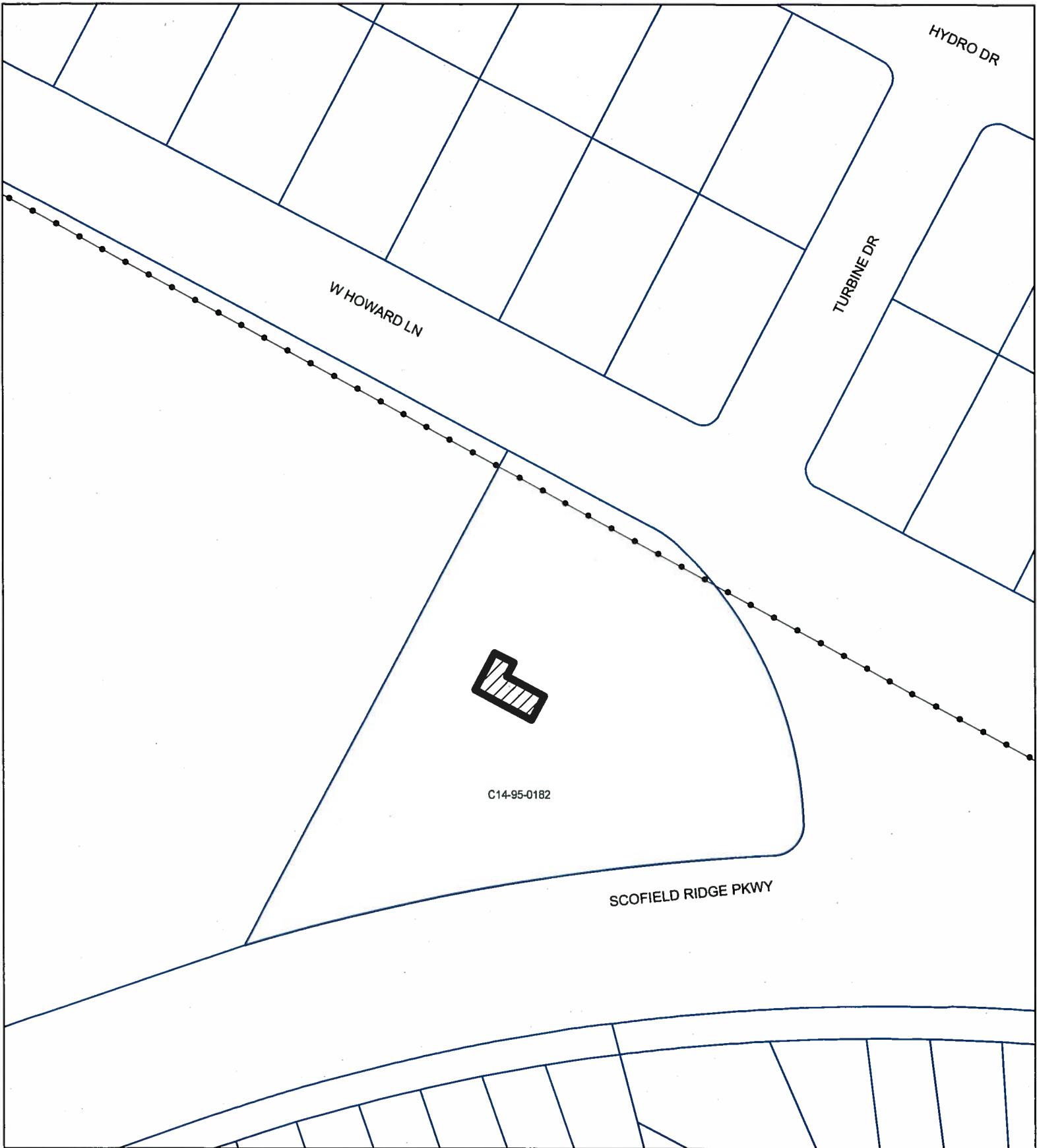
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

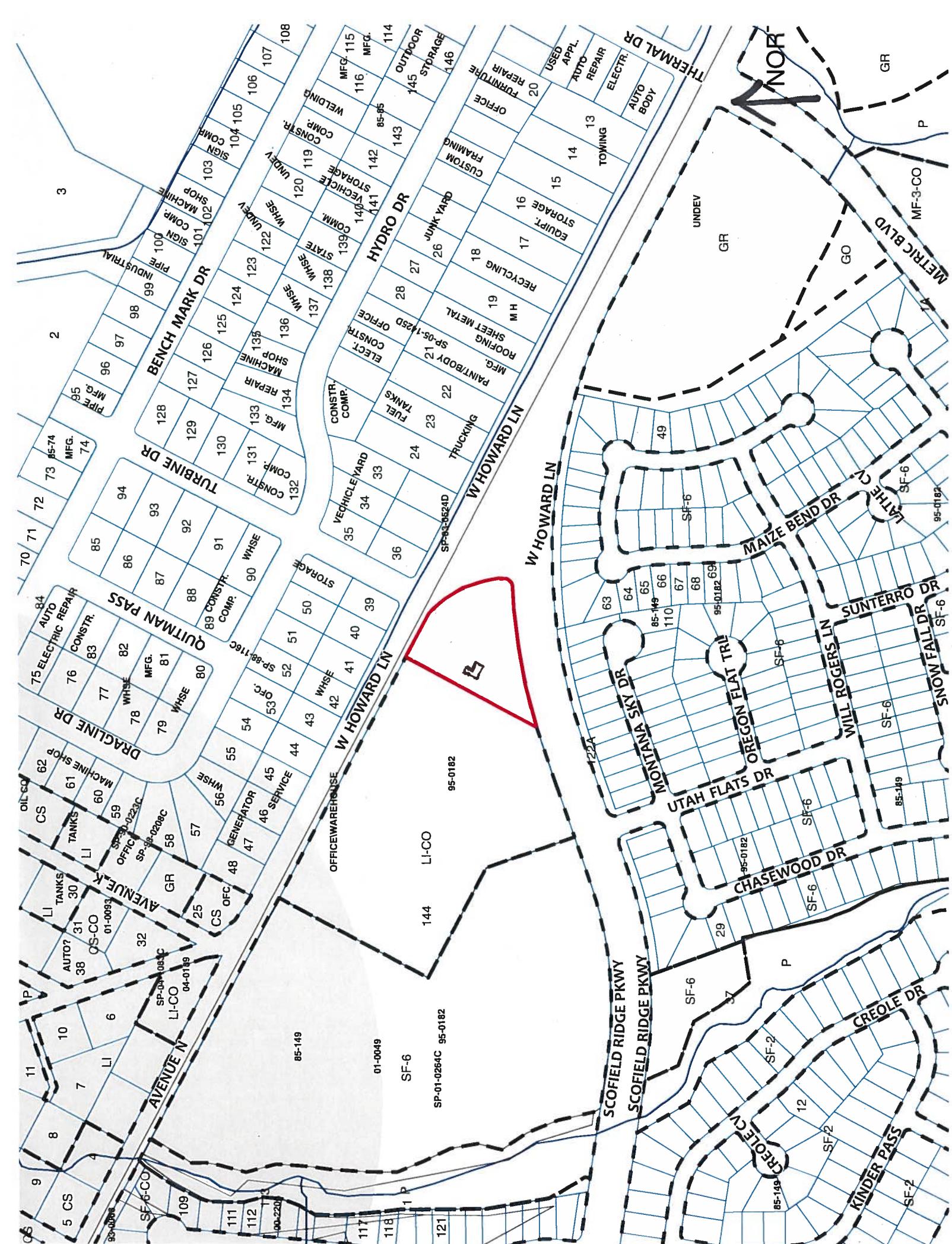
PHONE: 512-974--3057,
EMAIL: sherri.sirwaitis@austintexas.gov



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







STAFF RECOMMENDATION

The staff's recommendation is to grant CS-1 (Commercial Liquor Sales) zoning district.

BASIS FOR RECOMMENDATION

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Commercial-liquor sales (CS-1) district is the designation for a commercial or industrial use of a service nature that has operating characteristics or traffic service requirements that are incompatible with residential environments. Liquor sales is one of the permitted uses in a CS-1 district.

- 2. The proposed zoning should promote consistency and orderly planning.*

The CS-1 zoning district would be compatible and consistent with the surrounding uses because the site under consideration is surrounded by GR zoning and is located adjacent to commercial and industrial uses to the north and west.

- 3. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

This property in question is located in a developing shopping center located at the intersection of an arterial roadway, Scofield Ridge Parkway and a collector roadway, W. Howard Lane.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is an undeveloped tract of land located at the western intersection of W. Howard Lane and Scofield Ridge Parkway. The lots to the north, across West Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. There is a Limited Warehousing and Distribution use (Fed Ex Distribution Center) to the west. To the south, across Scofield Ridge Parkway, is a single family residential neighborhood.

Comprehensive Planning

GR to CS-1

This zoning case abuts Howard Lane to the north, and Scofield Ridge Parkway to the south on a vacant property that is approximately .036 acres in size. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes a landscaping business and a light industrial/warehouse use to the north, a large single family subdivision to the south; vacant land to the east; and large regional parcel shipping center to the west. The request is to obtain zoning to permit liquor sales. This property was rezoned in December 2015.

Connectivity: Public sidewalks are located intermittently along Scofield Ridge Parkway, while there are no sidewalks located near this portion of Howard Lane. There are no CapMetro transit stops located within walking of this property. The Walkscore for this property 41/100, meaning most errands require a car.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane). Page 106 of Imagine Austin states: "*Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.*" P. 106

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, **or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.

Analysis and Conclusion

Although this site is located along a designated Activity Corridor, which permits a variety of commercial uses, based on the comparative scale of this site relative to other commercial and industrial/warehouse uses in the area, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed rezoning.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district would be 95 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

There is an existing Traffic Impact Analysis with approved site plan application case number SP-2015-0535C (Scofield Retail Center). The existing TIA may need to be amended or revised to accommodate the proposed liquor use. Please contact Scott James (Scott.James@austintexas.gov), or Mehrnaz Mehraein (Mehrnaz.Mehraein@austintexas.gov) to discuss the TIA.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Scofield Ridge Parkway.

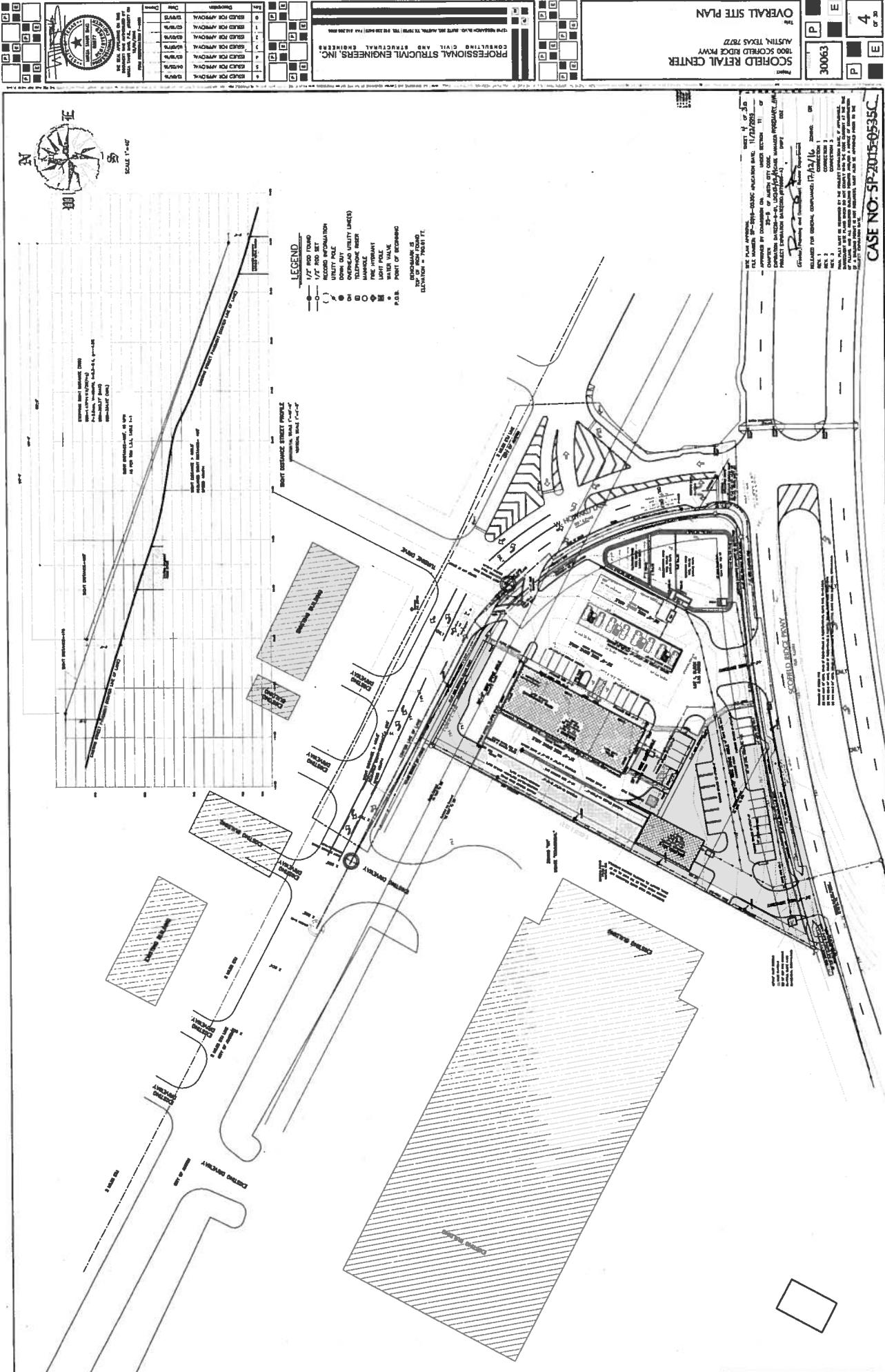
FYI – Scofield Ridge Drive is City of Austin public right-of-way and Howard Lane is Travis County public right-of-way.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within $\frac{1}{4}$ mile)
Scofield Ridge Parkway	120 ft.	24 ft. (divided)	Arterial	Yes, one side	Yes, bike lane	No
Howard Lane (ETJ)	85 ft.	40 ft.	Collector	No	No	No

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fees once the landowner makes an application for Austin Water utility tap permits.





CITY OF AUSTIN
One Texas Center-505 Barton Springs Road
Site Plan Permit

Application Date: 11/23/2015

Site Plan Expiration Date: 12/12/2019

Permit No.: SP-2015-0535C

Project Name (or description): Scofield Retail Center

Address or Location Description: 1800 Scofield Ridge Pkwy

Watershed: Walnut Creek

Owner of Property: Rouche, LLC., (512) 970-8387

Address: 407 Talkeetna Lane, Cedar Park, TX 78613

Owner's Representative: Mirza Baig, PSCE, Inc., (512) 238-6422

Address: 12710 Research Blvd Ste 390 Austin, TX 78759

Legal Description: Collins Subd, Lot 1, Block A

PERMIT IS HEREBY ISSUED FOR:

The construction of a retail (convenience) and restaurant building with car wash, gas pumps, parking, utilities, detention pond, and other associated improvements as per the approved site plan. The site is 2.12 acres with approximately 67.70% impervious cover. The project is located within the Walnut Creek watershed and is subject to all watershed protection regulations as set forth in Chapter 25 of the City of Austin Code of Ordinances. This project is located within the City's Full-Purpose jurisdiction.

CONDITIONS OF PERMIT

It is agreed that the proposed development shall be performed and completed in accordance with the plans and specifications approved by the City of Austin Standard Specifications and Code requirements, and State of Texas construction safety statutes. All development approved by this permit is subject to the inspection and control of the City of Austin.

It is the responsibility of the permit holder to identify all utilities in the work area and to notify each utility of the scope of work in the immediate area of the utilities.

ENGINEER'S CERTIFICATION: Inspection and a "Certification of Completion" by a Texas Licensed Engineer is required for the development approved by this permit. No Certificate of Occupancy may be approved until the Engineer's Certification is filed. The engineer is responsible for the adequacy of the plans submitted with this application.

Diane Rouche

Signature of Applicant

For Rouche, LLC
Owner

DEC 12 2016
Date

R
Permit Approved by City of Austin

12/12/16
Date

Sirwaitis, Sherri

From: Fawzia Salahuddin fawziasalahuddin@outlook.com
Sent: Thursday, May 11, 2017 4:16 PM
To: Sirwaitis, Sherri
Subject: C14-2017-0048

Hi Sherri,

I am in receipt of the "notice of filing of application for rezoning". dated 5/01/2017.

I am a homeowner in the Scofield Farms Neighborhood & allowing this zoning change to allow hard liquor sales to this site will have a huge safety concern for school children and people on foot & bicycle traffic. CS-1 zoning allows for sale of hard liquor & as a bar or as a restaurant/bar setting. There are already so many alcohol related accidents, we can't be adding more to it to the City of Austin, especially so close to the residential subdivisions & schools. I am definitely against the zoning change. The current Zoning of GR is very broad allows for the use they are currently building for, which is a convenient store / gas station with a car wash.

Thank You,

Fawzia

PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

MARIA CALDERON

Your Name (please print)

1900 Scofield Ridge Pkwy

Your address(es) affected by this application

Maria Calderon

Signature

Daytime Telephone: 512-695-5796

Comments:

Not agree with this changes!

Item # C-4

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

Ricardo Oliver

Your Name (please print)

4801

Your address(es) affected by this application

1900 Soddy Rd Ridge Hwy.
1 sec. 1

Signature

Date

Daytime Telephone:

Comments: A zoning category of CS-1

will not have
a negative impact on the property
value of our condos.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

Jolene L. Caudill

Your Name (please print)

1900 Scoville Drive, Bry

Your address(es) affected by this application

J. Allen

Signature

5/29/17

Date

Daytime Telephone: 512-625-5794

Comments:

Why you asking written they

Answered, NC,

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Sirwaitis, Sherri

From: Michelle T [REDACTED] mtnaustin1@gmail.com
Sent: Monday, June 05, 2017 4:13 PM
To: Sirwaitis, Sherri
Subject: CASE # C14-2017-0048

June 5, 2017

To: Sherri Sirwaitis

RE: Case Number: C14-2017-0048

I object to a liquor store going in at 1800 Scofield Ridge Pkwy Ste. C. I am concerned for the safety of my neighborhood. There are numerous documented research papers siting the increase of violence (assault, robbery, etc.) in areas where several liquor stores in close proximity to each other. There are plenty of stores within short distances away from my 'backyard' where people can purchase their alcohol (Thermal & Scofield Ridge Pkwy/Howard Lane, Lamplight & Parmer and Opal Divines). We have recently had increase of break-ins in my gated community, therefore I do not support increasing the crime in my neighborhood.

The increase in traffic is also a concern and that of alcohol-induced related accidents increasing in my neighborhood. I already witness many beer bottles along the grassy easements of Scofield Ridge Pkwy on my daily walks. Plus, there is already a high number of people who speed up and down Scofield Ridge Pkwy, therefore, I do not support increasing the prevalence of high speeds and alcohol related accidents.

Finally, I am concerned with the de-valuation of my property having a liquor store in close vicinity to my community. Again, I refer back to documented research of the increase of violence in areas of liquor stores which directly has an effect on my property value.

Thank you for taking this points into consideration.

Michelle Tullous

1900 Scofield Ridge Pkwy

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residential uses

Austin's land

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Case Number: C14-2017-0048 [REDACTED]

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

Chris McGregor

Your Name (please print)

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

1900 Scofield Ridge Pkwy. 78727

Your address(es) affected by this application

CCB

Signature

5-30-17

Date

Daytime Telephone:

254-770-7262

Comments:

*Peaceful, residential area.
I do not want liquor sales of any type.*

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

COLLEEN BRANDY
Your Name (please print) #5903 AUSTIN
1900 Scenic Ridge Pkwy.

Your address(es) affected by this application

Colleen Brade

Signature

Daytime Telephone: 572-529-5062

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

5-27-17

Date

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

LYE MING CHUNG

Your Name (please print)

1800 Montana Sky Dr Austin, Tx 78777

Your address(es) affected by this application

Dunant

Signature

Date

Daytime Telephone: _____

Comments: As a concerned neighbor of 1800 Scofield Ridge Parkway, Ste. C, I respectfully oppose to the proposed rezoning of the property (Case # C14-2017-0048). Specifically to exclude alcohol sales from future businesses. Based on surrounding land utilization, neighborhood Commerce is intended to be compatible with single-family uses, the proposed rezoning is not compatible at this location.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

PABLO CHAVEZ

Your Name (please print)

1840 Montaña Sky Dr. Austin

Your address(es) affected by this application

SAC

Signature

Date

Daytime Telephone: (512) 334-9256

Comments: We are in a family neighborhood with kids and young families in the area. Selling alcohol lets no place near our neighborhood.

Also, there is a high school just a couple of blocks away. Statistics show increase of violence and crime in areas where alcohol is sold.

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Case Number: C14-2017-0048
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: June 6, 2017, Zoning and Platting Commission
August 03, 2017, City Council

Todd Hudson

Your Name (please print)

Your address(es) affected by this application

744LL 6/1/17
Signature _____ Date _____

Daytime Telephone: 512-917-2983

Comments: No need for liquor license in a heavily accident prone intersection. Also, too much noise on this road already for a neighborhood.

If you use this form to comment, it may be returned to:

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Planning & Zoning Department**
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

Sherri Sirwaitis

Your Name (please print)

Sherri Sirwaitis *Platting & Zoning #9202*

Your address(es) affected by this application

Sherri Sirwaitis

Signature

Daytime Telephone: (512) 268-5400

Date
8/2/17

Comments:

*C-5-1 needs to be rezoned
this entire zone to be more residential*

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Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

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Public Hearing: June 6, 2017, Zoning and Platting Commission

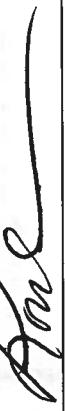
August 03, 2017, City Council

Lou Weichman

Your Name (please print)

1900 Seafield Ridge Parkway

Your address(es) affected by this application



Signature

I am in favor
 I object

6/19/2017

Date

Daytime Telephone: 512-293-2965

Comments: _____

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Case Number: C14-2017-0048

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

Benito Grunseth

Your Name (please print)

1900 Seafield Ridge Parkway

Your address(es) affected by this application

B. Grunseth

Signature

6-19-17

Date

Daytime Telephone: 505-362-0916

Comments: ① They chose to build under the current zoning. Any claims that they "need" this zoning change for economic reasons should be seen as a play to circumvent the existing zoning. ② This is a residential area and alcohol sales will attract customers that are not part of the neighborhood with potential for loitering, trash etc.

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Public Hearing: June 6, 2017, Zoning and Platting Commission

August 03, 2017, City Council

Ara Terra

Your Name (please print)

I am in favor

I object

1900 Safford Street #600
Your address(es) affected by this application
2002



Signature

Date

Daytime Telephone: 512-425-0696

Comments: This rezoning to sell

a lot is against the interest of
area I bought the property
I bought a residential
investment, this will decrease
the value of my property
by threat acquisition

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